



PETTENGELLS
ESTATE AGENTS

4 Vixen Walk, New Milton, Hampshire, BH25 5RU
Asking Price £750,000

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- Immaculate Four Bedroom House
- En Suite & Bathroom
- 22' Living Room
- Dining Room
- Orangery
- Splendid Kitchen/Breakfast Rm
- Large Garage
- Lovely Gardens
- Close to edge of New Forest National Park
- Pleasant Cul De Sac location





SUPERBLY PRESENTED DETACHED HOME

We are pleased to offer this most impressive four bedroom, three reception room (including conservatory) detached house with large garage, splendid kitchen/breakfast room and a lovely ensuite to compliment the main bathroom.

Accommodation: A porch leads into a lovely welcoming entrance hall and there is a downstairs cloakroom. The wonderful double aspect living room overlooks the rear garden and a large archway leads to a dining/family room. The well appointed kitchen/breakfast room also overlooks the rear garden and has integrated dishwasher, fridge/freezer, double oven and hob and hood, this opens to a large utility room which in fact is the rear section of one of the two garages, so it's currently a one and a half car garage. There is then a beautiful orangery (with underfloor heating) overlooking the rear garden. Upstairs the lovely landing leads to four double bedrooms (all with fitted wardrobes). Bedroom one is particularly generous and also has a modern ensuite shower room (with underfloor heating). There is a family bathroom.

Outside: There's an attractive area of front garden with mainly lawn. The driveway is double width and gives off for a parking and leads to the double garage with twin electric doors. The rear garden has a lawn and paved areas as well as an electric awning.

Council tax band: F, Tenure: Freehold, Approx floor area: 1776 sq ft

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All the above plans have been made to show the outline of the floor plan and are not to scale. Measurements of rooms, windows, doors and other spaces are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. The plans are not to be used for any other purpose without the written consent of the agent. Made with Mapbox 10/2017



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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